



BROKERS | CONSULTANTS

15807 Jefferson Davis Highway
Woodbridge, VA 22191

Ownership: Robert B. Hart

Acreage: 1.2

PIN: Prince William County 8290-97-2015

Zoning: B-1, General Business

Comprehensive

Plan: Commercial

Description: Subject property consists of 1.2 usable acres out of 8+/- acres of proffered B-1 commercial retail. Current county mapping is subject to change pursuant to seller's application to remove or alter any resource protection-area as shown on existing county maps. All drive-thru related uses are subject to an additional special use permit process.

Utilities: Water, sewer, gas, electric

Price: \$1,200,000

Brokerage: Paul T. Ebert of Farms & Acreage, Inc. is acting as the Seller's Broker and being paid by Seller per separate agreement. Farms & Acreage, Inc. and the seller are not responsible for any other broker or agent commission.

Note: Information above and enclosed is deemed to come from reliable sources, but is not guaranteed and is subject to errors and omissions.

SHOWN BY APPOINTMENT ONLY
FOR FURTHER INFORMATION AND APPOINTMENT TO INSPECT
CONTACT FARMS & ACREAGE, INC. - 703-591-7020

2407 Columbia Pike, Suite 200, Arlington, VA 22204 - **MAIL TO:** PO Box 339, Oakton, VA 22124-0339 - **TEL:** 703-591-7020

COMMERCIAL - INDUSTRIAL - RESIDENTIAL - INVESTMENT

WEB: WWW.FARMSANDACREAGEINC.COM



Retail Property for Sale

Direct Access to Route 1



15807 Jefferson Davis Hwy, Woodbridge, VA

- 8+/- total acres
- 1.2 usable acres
- Subject to Proffers
- Zoned B-1 General Business
- VPDs 60,000 +/-
- Price – \$1,200,000

Inquiries Contact: Pete Ebert

Cell: 571-330-2225 • Pete@farmsandacreageinc.com

PO Box 339 • Oakton, VA 22124-0339

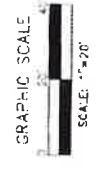
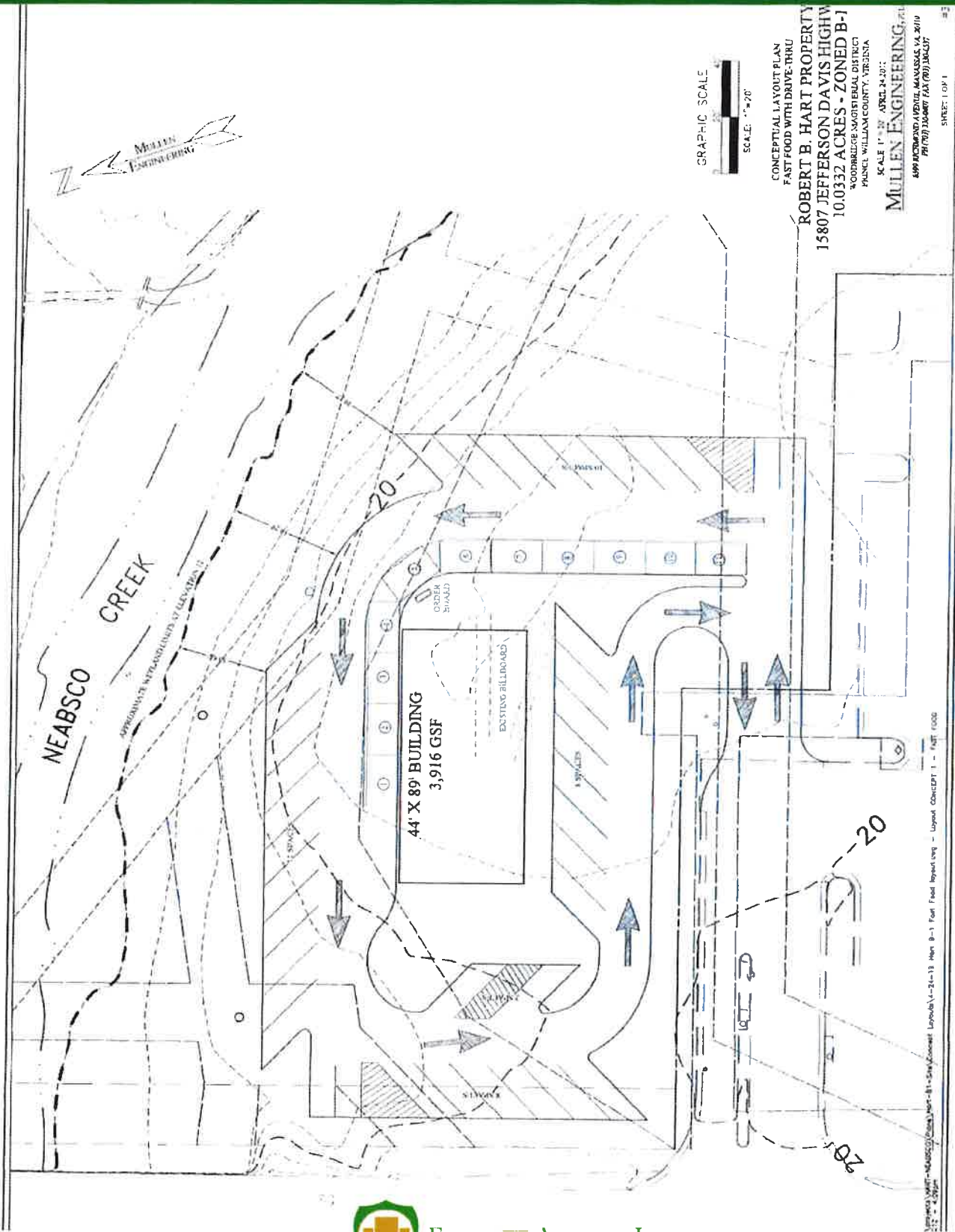


Farms AND Acreage, Inc.

BROKERS -- CONSULTANTS

COMMERCIAL - INDUSTRIAL – RESIDENTIAL - INVESTMENT - SPECIAL PURPOSE PROPERTIES





CONCEPTUAL LAYOUT PLAN
 FAST FOOD WITH DRIVE-THRU
 ROBERT B. HART PROPERTY
 15807 JEFFERSON DAVIS HIGHWAY
 10.0332 ACRES - ZONED B-1
 WOODBRIDGE MANOTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 SCALE: 1" = 40' AERC 24101
 MULLEN ENGINEERING, P.C.
 6599 ROCKHURST LANE, MANASSAS, VA 20108
 (703) 734-9877 FAX (703) 780-0177
 SHEET 1 OF 1

Sample - Retail Drive-Thru Layout





Executive Summary

15807 Jefferson Davis Hwy
 15807 Jefferson Davis Highway Woodbridge VA 22191
 Rings: 1, 3, 5 mile radii

Latitude: 38.609
 Longitude: -77.361

	1 mile	3 mile	5 mile
Population			
2000 Population	2,973	52,314	128,447
2010 Population	7,644	74,655	165,636
2018 Population	11,269	90,020	188,255
2023 Population	13,373	98,946	203,211
2000-2010 Annual Rate	9.90%	3.62%	2.58%
2010-2018 Annual Rate	4.82%	2.29%	1.56%
2018-2023 Annual Rate	3.48%	1.91%	1.54%
2018 Male Population	49.0%	49.0%	49.3%
2018 Female Population	51.0%	51.0%	50.7%
2018 Median Age	33.2	33.6	34.0

In the identified area, the current year population is 188,255. In 2010, the Census count in the area was 165,636. The rate of change since 2010 was 1.56% annually. The five-year projection for the population in the area is 203,211 representing a change of 1.54% annually from 2018 to 2023. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 33.2, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	31.1%	37.9%	41.7%
2018 Black Alone	42.0%	33.3%	29.6%
2018 American Indian/Alaska Native Alone	0.4%	0.6%	0.7%
2018 Asian Alone	10.8%	9.1%	8.5%
2018 Pacific Islander Alone	0.2%	0.2%	0.2%
2018 Other Race	8.1%	12.4%	12.8%
2018 Two or More Races	7.5%	6.6%	6.6%
2018 Hispanic Origin (Any Race)	19.0%	27.6%	28.8%

Persons of Hispanic origin represent 28.8% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.1 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,002	17,343	43,274
2010 Households	2,397	24,064	54,118
2018 Total Households	3,565	29,106	61,348
2023 Total Households	4,215	32,010	66,141
2000-2010 Annual Rate	9.11%	3.33%	2.26%
2010-2018 Annual Rate	4.93%	2.33%	1.53%
2018-2023 Annual Rate	3.41%	1.92%	1.52%
2018 Average Household Size	3.16	3.09	3.06

The household count in this area has changed from 54,118 in 2010 to 61,348 in the current year, a change of 1.53% annually. The five-year projection of households is 66,141, a change of 1.52% annually from the current year total. Average household size is currently 3.06, compared to 3.06 in the year 2010. The number of families in the current year is 45,005 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

15807 Jefferson Davis Hwy
 15807 Jefferson Davis Highway Woodbridge VA 22191
 Rings: 1, 3, 5 mile radii

Latitude: 38.5000
 Longitude: -77.3500

	1 mile	3 mile	5 mile
Median Household Income			
2018 Median Household Income	\$101,776	\$92,750	\$90,409
2023 Median Household Income	\$112,585	\$104,346	\$102,032
2018-2023 Annual Rate	2.04%	2.38%	2.45%
Average Household Income			
2018 Average Household Income	\$127,653	\$114,242	\$111,843
2023 Average Household Income	\$148,947	\$133,278	\$129,447
2018-2023 Annual Rate	3.13%	3.13%	2.97%
Per Capita Income			
2018 Per Capita Income	\$41,502	\$37,117	\$36,546
2023 Per Capita Income	\$48,378	\$43,312	\$42,236
2018-2023 Annual Rate	3.11%	3.14%	2.94%

Households by Income

Current median household income is \$90,409 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$102,032 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$111,843 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$129,447 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$36,546 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$42,236 in five years, compared to \$36,530 for all U.S. households

Housing

2000 Total Housing Units	1,031	17,972	44,896
2000 Owner Occupied Housing Units	624	12,014	29,357
2000 Renter Occupied Housing Units	378	5,329	13,917
2000 Vacant Housing Units	29	629	1,622
2010 Total Housing Units	2,548	25,499	57,340
2010 Owner Occupied Housing Units	1,707	16,813	36,859
2010 Renter Occupied Housing Units	690	7,251	17,259
2010 Vacant Housing Units	151	1,435	3,222
2018 Total Housing Units	3,641	30,213	64,233
2018 Owner Occupied Housing Units	2,193	18,770	39,211
2018 Renter Occupied Housing Units	1,372	10,336	22,137
2018 Vacant Housing Units	76	1,107	2,885
2023 Total Housing Units	4,334	33,353	69,595
2023 Owner Occupied Housing Units	2,583	21,089	42,879
2023 Renter Occupied Housing Units	1,631	10,921	23,262
2023 Vacant Housing Units	119	1,343	3,454

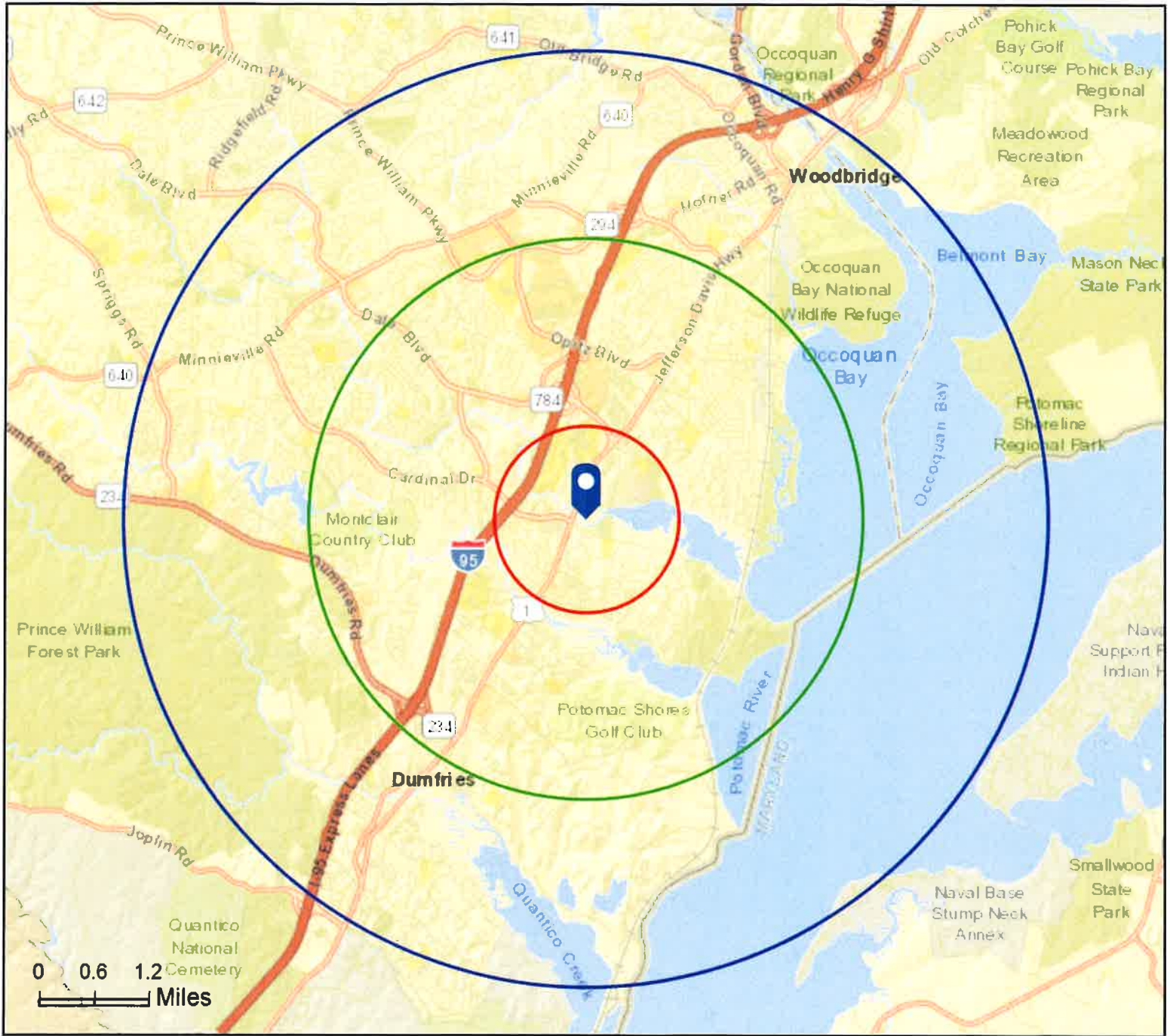
Currently, 61.0% of the 64,233 housing units in the area are owner occupied; 34.5%, renter occupied; and 4.5% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 57,340 housing units in the area - 64.3% owner occupied, 30.1% renter occupied, and 5.6% vacant. The annual rate of change in housing units since 2010 is 5.17%. Median home value in the area is \$318,303, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.56% annually to \$343,834.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

15807 Jefferson Davis Hwy
 15807 Jefferson Davis Highway Woodbridge VA 22191
 Ring: 1 mile radius

Latitude: 38.7091
 Longitude: -77.2837



Sec. 32-401.10. - B-1, General Business District; purpose and intent.

The B-1 District is intended to implement the regional commercial center and general commercial land use classifications of the Comprehensive Plan. It is generally intended to provide areas for community-scale retail, office, and institutional uses in appropriate areas. The purpose of this district is to also promote retail employment opportunities and to enhance the tax base of Prince William County. The B-1 District is not designed to implement the non-retail employment based land uses reflected in the Comprehensive Plan; non-retail uses, however, are permitted within the district to complement and support the retail purposes.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 12-22, Attch., 3-13-12)

Sec. 32-401.11. - Uses permitted by right.

The following uses shall be permitted by right in the B-1 District:

1. Adult day-care facility.
2. Alarm systems operations, office.
3. Ambulance service (commercial).
4. Assisted living facility.
5. Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only).
6. Business school.
7. Cafeteria/lunchroom/snack bar/automat.
8. Catering—Commercial (off premises).
9. Catering—Commercial (on or off premises).
10. Child-care facility.
11. Civic club.
12. College, university or seminary.
13. Commercial artist or photographer's studio.
14. Commercial bus station.
15. Computer and network services.
16. Craft brewery (not to exceed production of 10,000 barrels per year. May or may not be associated with a restaurant).
17. Cultural arts center.

18. Dry cleaning/garment processing facility, retail, less than 3,000 square feet.
19. Dry cleaning pick-up facility.
20. Event center/meeting hall.
21. Financial institution.
22. Garden center.
23. Greenhouse or nursery.
24. Hospital.
25. Hotel or motel.
26. Household equipment and appliance service.
27. Institute for special education and training.
28. Interior design and decorating shop.
29. Laundromat.
30. Lawn mower service.
31. Locksmith.
32. Medical or dental laboratory.
33. Medical or dental office and clinic.
34. Mortuary, funeral home (except in shopping centers or shopping malls).
35. Motor vehicle parts, retail.
36. Nursing or convalescent care facility.
37. Office.
38. Office equipment sales, lease and service.
39. Optical and eye care facility.
40. Package, telecommunications and courier service.
41. Pet store, in accordance with the provisions of section 32-400.24.
42. Photographic processing laboratory.
43. Place of religious worship or assembly.
44. Private school (no boarding).
45. Quick service food store.
46. Radio or TV broadcasting station.
47. Recording studio.
48. Recreation facility, commercial (indoor).

49. Recycling collection points, subject to the standards in section 32-250.84.
50. Religious institution.
51. Restaurant.
52. Restaurant, carry-out.
53. Retail store, less than 80,000 square feet.
54. School of special instruction.
55. Shoe repair.
56. Shopping center A, B, C or D (See Part 100).
57. Tailor, seamstress shop.
58. Theater (drive-in).
59. Theater (indoor).
60. Tool and equipment rental (minor).
61. Trade, conference or convention center.
62. Trade, technical and vocational school.
63. Travel agency.
64. Veterinary hospital.
65. Wedding Chapel (except in shopping centers or shopping malls).

(Ord. No. 94-1, 1-11-94; Ord. No. 97-74, 7-22-97; Ord. No. 98-30, 4-21-98; Ord. No. 99-50, 7-6-99; Ord. No. 03-52, 7-1-03; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 11-40, Attch. A, 9-13-11; Ord. No. 14-60, Attch., 11-18-14; Ord. No. 14-65, Attch., 12-16-14; Ord. No. 16-21, Attch., 5-17-16)

Sec. 32-401.12. - Secondary uses.

The following uses shall be permitted by right in the B-1 District only in conjunction with and secondary to a permitted principal use, either existing or proposed for concurrent construction in accordance with the provisions of section 32-400.14:

1. Fraternity, sorority, secondary to college, university or seminary (on campus only).
2. Helistop.
3. Watchman's dwelling.
4. Live entertainment in accordance with the provisions of section 32-400.15.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09)

Sec. 32-401.13. - Special uses.

The following uses shall be permitted in the B-1 District with a Special Use Permit:

1. Ambulance service, maintenance facility.
2. Boarding/kenneling of pets accessory to a pet store.
3. Boat sales (excluding non-motorized), rental or lease, storage, service, or repair.
4. Car wash (manned or self-service).
5. Commercial kennel.
6. Commercial parking.
7. Company vehicle service facility.
8. Continuing care retirement community.
9. Crematory, secondary to a hospital, mortuary, or funeral home.
10. Data Center.
11. Donated materials collection center.
12. Farmer's market.
13. Flea market.
14. Heliport.
15. Marina.
16. Medical care facility, specialized.
17. Mobile home or office sales, lease or service.
18. Motorcycle sales, rental or lease, service or repair.
19. Motor vehicle fuel station, retail.
20. Motor vehicle impoundment yard.
21. Motor vehicle parts, with service.
22. Motor vehicle repair, machine shop.
23. Motor vehicle sales, rental or lease (limited).
24. Motor vehicle sales, rental or lease (recreational).
25. Motor vehicle service.
26. Motor vehicle towing.
27. Pet care facility, in accordance with the provisions of section 32-400.24.
28. Racetrack (equestrian).

29. Racetrack (motorized vehicles).
30. Railroad passenger station.
31. Range, shooting (indoor).
32. Recreation facility, commercial (outdoor); paintball facilities prohibited.
33. Restaurant, drive-in/drive-up, or drive-through, except as provided in Sec. 32.400.07.
34. Recreational vehicle park/camp ground.
35. Retail use exceeding 80,000 square feet of gross floor area.
36. Self-storage center; in accordance with the provisions of section 32-400.16.
37. Solar energy facility.
38. Stadium or arena, indoor or outdoor.
39. Taxi or limousine dispatching or service facility.
40. Truck stop with related facilities.
41. Water transportation facility.

(Ord. No. 94-1, 1-11-94; Ord. No. 97-74, 7-22-97; Ord. No. 98-30, 4-21-98; Ord. No. 99-50, 7-6-99; Ord. No. 00-78, 10-17-00; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 12-22, Attch., 3-13-12; Ord. No. 14-65, Attch., 12-16-14; Ord. No. 16-21, Attch., 5-17-16; Ord. No. 17-84, Attch., 10-17-17; Ord. No. 18-15, Attch., 4-10-18)

Sec. 32-401.14. - Development standards.

The following standards shall apply in the B-1 District:

1. There shall be no minimum lot size.
2. There shall be no minimum lot width or depth.
3. The maximum lot coverage shall be 85 percent, with 15 percent required minimum open space.
4. The maximum floor area ratio (FAR) shall be 0.40, except as permitted pursuant to section 32-400.04.
5. The maximum height for all structures shall be 45 feet, except as permitted pursuant to section 32-400.03.

(Ord. No. 04-78, 12-21-04)

Editor's note— Former § 32-401.14 derived from Ord. No. 91-127, adopted Oct. 22, 1991, amended pursuant to Ord. No. 92-46 enacted Apr. 21, 1992, Ord. No. 92-68 enacted June 23, 1992, Ord. No. 94-76 enacted Nov. 1, 1994, Ord. No. 98-30 enacted Apr. 21, 1998, Ord. No. 98-62 enacted July 7, 1998, Ord. No. 99-50 enacted July 6, 1999 and Ord. No. 00-78, enacted Oct. 17, 2000, and pertained to provisional uses in the B-1 District. Since the provisional use sections were repealed pursuant to Ord. No. 04-78, adopted Dec. 21, 2004, the uses have been relocated to by-right or special use sections. Former §§ 32-401.15 and 32-401.16 have been renumbered accordingly.

Sec. 32-401.15. - Setbacks.

1. All buildings and structures shall be set back at least 20 feet from any street right-of-way, except when specifically otherwise provided for. In the event the provisions of subsection 32-400.03(5) operate to impose a greater setback than this section, they shall prevail.
2. Except where other provisions of this chapter operate to impose a greater setback, a minimum setback of 25 feet from the common property line for all structures and uses shall be required when the side or rear of a lot within a B-1 District abuts an agricultural or residential district.

(Ord. No. 94-67, 10-4-94; Ord. No. 04-78, 12-21-04)

Editor's note— Former § 32-401.16 renumbered as set out herein pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.